

CITY OF SAINT PAUL Christopher B. Coleman, Mayor

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# **Code Compliance Report**

August 03, 2009

HOUSING AND REDEVELOPMENT 25 W 4TH ST STE 1300 ST PAUL MN 55102

Re: 336 Maple St File#: 07 171194 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on July 23, 2009.

Please be advised that this report is accurate and correct as of the date August 03, 2009. All deficiencies identified by the City after this date must also be corrected and all codes and ordinances must be complied with. This report is valid for 365 days from August 03, 2009. This report may be used in lieu of a Truth in Housing Report required in St Paul Legislative Code 189. This building must be properly secured and the property maintained at all times.

In order to sell or reoccupy this property the following deficiencies must be corrected:

#### BUILDING Inspector: Ken Eggers Phone: 651-266-9047

- Insure basement cellar floor is even, cleanable and all holes are filled
- Install plinth blocks under posts in basement
- Tuck Point interior/exterior of foundation as necessary
- Dry out basement and eliminate source of moisture
- Remove mold, mildew and moldy or water damaged materials
- Permanently secure top and bottom of support posts in an approved manner
- Weather seal basement bulk head using approved materials
- Install handrails and guardrails at all stairways, including basement stairways, and return handrail ends to the wall or newel post per attachment.
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary
- Provide complete storms and screens, in good repair for all door and window openings
- Provide and operable latching device for all windows
- Provide thumb type deadbolts for all entry doors. Remove any surface bolts
- Repair or replace damaged doors and frames as necessary, including storm doors
- Weather seal exterior doors
- Install floor covering in bathroom and kitchen that is impervious to water

- Repair walls, ceiling and floors throughout, as necessary
- Prepare and paint interior and exterior as necessary. Observe necessary abatement procedure if lead base paint is present (See St Paul Legislative Code, Chap. 34 for additional information).
- Any framing members that do not meet code (where wall and ceiling covering is removed, members that are over-spanned, not being carried properly, door and window openings that are not adequately supported, etc.) are to be reconstructed in an approved manner
- Install attic insulation according to applicable code
- Air-seal and insulate attic access door in an approved manner
- Provide smoke detectors per the MN Building Code and carbon monoxide detectors per State Law.
- Habitable rooms with new usage and replaced windows shall have glass area equal to 8% of floor area, or a minimum of 8 sq. ft, one-half of which shall operate; and all bedroom windows shall meet emergency escape requirements (20 inch minimum opening width, 24 inch minimum opening height, and minimum net glazed area of 5.7 sq. ft.)
- Provide general clean-up of premise
- Install water-proof enclosure in shower area
- Verify proper venting of bath exhaust fan to exterior
- Provide weather sealed, air sealed and vermin sealed exterior
- Replace or repair landing and stairway per code
- Repair siding, soffit, fascia, trim, etc. as necessary
- Maintain 6 inches minimum clearance between wood and soil, sloped to drain away from foundation of dwelling.
- Provide proper drainage around house to direct water away from foundation of house.
- Install downspouts and a complete gutter system.
- Close in open stair risers to maintain an opening no greater than 4 inches
- A building permit is required to correct the above deficiencies
- Finish front deck and provide steps to code.
- Have fireplace inspected by certified technician and provide inspection report to the DSI office.
- Seal side entry opening to basement permanently north side.
- Finish interior remodel to code with inspections existing house gutted to the framing.
- Remove rotted rails and dimensional lumber at sitting area at south side of property at rear of property.
- Fire rate south and east wall of storage shed at rear of property to meet fire separation requirements, or move structure away from property to meet fire separation requirements or remove the structure.
- Provide new roof sheathing and shingles at storage shed.
- Remove and replace floor materials in alcove at rear of house.
- Remove and replace deteriorating siding on storage shed with weather resistive materials, OSB not allowed.
- Insure all bedroom windows meet egress/emergency requirements.

# ELECTRICAL Inspector: Jamie McNamara Phone: 651-266-9037

- House is gutted rewire to 2008 NEC and have inspected. Count service and all circuits on permit.
- Replace original cover on meter or replace meter.
- Locate indoor service panel indoors.
- Wire and ground service to 2008 NEC.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the 2008 NEC.
- All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).

### PLUMBING Inspector: Steve Fernlund Phone: 651-266-9052

- Basement Water Meter raise meter to a minimum 12 inches above floor
- Basement Water Meter remove meter from pit
- Basement Water Meter support meter properly
- Basement Water Piping provide water piping to all fixtures and appliances
- All new plumbing needs proper permits, inspections and pressure tests per MN plumbing code.

# HEATING Inspector: Maureen Hanson Phone: 651-266-9043

- Install heating system to code.
- A witness air test is required on the entire gas piping system.
- Submit documentation from a licensed contractor that the wood burning fireplace is clean and safe for use or permanently seal openings.
- Appropriate mechanical permits are required for the above work.

# **ZONING**

1. This property was inspected as a Single Family Dwelling.

#### Notes:

- See attachment for permit requirements and appeals procedure.
- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.

This is a registered vacant building. In order to sell or reoccupy this building, all deficiencies listed on this code compliance report must be corrected within six (6) months of the date of this report. One (1) six-month time extension may be requested by the owner and will be considered if it can be shown that the code compliance work is proceeding and is more than fifty (50) percent complete in accordance with Legislative Code Section 33.03(f).

You may file an appeal to this notice by contacting the City Clerk's Office at 651-266-8688. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this notice when you appeal, and pay a filing fee.)

If you have any questions regarding this inspection report, please contact Ken Eggers between 7:30 - 9:00 AM at 651-266-8989 or leave a voice mail message.

Sincerely,

James L. Seeger Code Compliance Officer JLS:ml Attachments